

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 6550 SCHROEDER ROAD, MADISON, WI 53711

ALDERMANIC DISTRICT: MARK CLEAR DISTRICT 19

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
BRIGHTSTAR GROUP HOLDINGS LANTZ - BOGGIO ARCHITECTS, PC
1125 TRI-STATE PARKWAY, #700 5650 DTC PARKWAY, #200
GURNEE, IL 60031 GREENWOOD VILLAGE, CO 80111

CONTACT PERSON: GLENN DECKER
Address: 5650 DTC PARKWAY, SUITE 200
GREENWOOD VILLAGE, CO 80111
Phone: 303.414.1277
Fax: 303.713.8709
E-mail address: gdecker@lantz-boggio.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

5650 DTC Parkway, Suite 200
Englewood, Colorado 80111
(303)773-0436
(303)773-8709 Fax

April 10, 2012

Alan J. Martin, Planner III
Secretary, Urban Design Commission
Neighborhood Planning, Preservation & Design Section
City of Madison Department of Planning &
Community & Economic Development
Madison Municipal Building, Ste. LL-100
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Application for Urban Design Commission
BrightStar Assisted Living – 6550 Schroeder Road

Dear Mr. Martin,

The following documents are submitted for Urban Design Commission review and approval of the BrightStar Assisted Living, 6550 Schroeder Road, Madison.

1. Two Applications (April 18th Informational Presentation and May 2nd Public Hearing) for Urban Design Commission Review and Approval.
2. Check in the amount of \$300.00 payable to City Treasurer.
3. 14 copies of Plan Sets reduced to 11" x 17" including the following:
 - A. Locator Map.
 - B. Site Plan showing location of existing and proposed buildings.
 - C. Grading Plan.
 - D. Landscaping Plan.
 - E. Building Elevations.
 - F. Contextual site information including photographs and layout of adjacent buildings and structures.
 - G. Lighting Plan/Details/Photometrics.
4. 14 Copies of PUD Text and
5. 14 Copies of Letter of Intent.
6. Electronic submittal on CD.

Sincerely,

Lantz-Boggio Architects, P.C.



Glenn Decker
Manager of Development and Construction



5650 DTC Parkway, Suite 200
Englewood, CO 80111
(303) 773-0436
(303) 773-8709 Fax

March 28, 2012

Ms. Heather Stouder, AICP
Planner, Planning Division
City of Madison Department of Planning &
Community & Economic Development
Madison Municipal Building, Ste. LL-100
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent - 6550 Schroeder Road
Amended SIP

Dear Ms. Stouder,

The following is submitted together with plans, application and zoning text for staff, Plan Commission and Council consideration of approval of the proposed development.

Project:	BrightStar Assisted Living 6550 Schroeder Road Madison, WI 53711	Architect:	Lantz-Boggio Architects, P.C. 5650 DTC Parkway, Suite 200 Greenwood Village, CO 80111 303.773.0436 303.773.8709 Fax jshera@lantz-boggio.com
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Owner:	Jayson Pearl BrightStar Group Holdings 1125 Tri-State Parkway Suite 700 Gurnee, IL 60031 847.693.2007 847.693.2048 Fax jayson.pearl@brightstarcare.com	Civil Engineer:	Tim Lynch Lynch & Associates, Inc. Engineering Consultants, LLC 5482 Westridge Drive New Berlin, WI 53151 262.402.5040 262.402.5046 Fax tlynch@lynchengineering.com
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Landscape Architect:	The Bruce Company 2830 Parmenter Street Middleton, WI 53562 608.836.7041 608.831.6266 Fax sshort@brucecompany.com
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Overview:

This site is part of an existing PCD-SIP that was approved in 2002 for mixed use development which included Prairie Park housing for seniors and a 10,000 SF retail building. The site containing Prairie Park has been developed. The proposed retail site has remained vacant and undeveloped since that time. This proposal is for a development on the vacant parcel that will provide 30 units of residential living for residents requiring assisted living and memory care.

To accommodate this Development Plan, the existing PCD-SIP will have to be amended.

Site Planning and Building Architecture:

Access for the proposed development will utilize the existing ingress and egress drives on Schroeder and Struck Street. The drives were constructed with the development of Prairie Park. A perpetual, nonexclusive Access Easement for vehicular and pedestrian access, ingress and egress was granted for the benefit of this site by Prairie Park in 2002.

Parking and internal circulation will be provided to meet the specific needs of the development. The building has a small parking demand as residents do not drive. An appropriate number of parking spaces for staff and guests will be provided. The building will be staffed by approximately 10 - 12 people during the day and 6 staff members through the night. It is expected that some members of the staff will use public transportation located at the bus stop adjacent to this proposed development on Struck Street. Pedestrian circulation will directly connect the building to parking and to public walks on Schroeder Road and Struck Street.

Landscape design will compliment building forms and define exterior spaces.

The assisted living and memory care building will be a two-story development of residential scale and character. There will be a partial basement. Colors, building forms and materials will be chosen to establish a unique individual presence for the BrightStar community; however, the proposed development will respect the architectural character of the existing Prairie Park development.

Site Development Statistics:

BrightStar Assisted Living	
Lot Area:	40,997 square feet or .9412 acres
Building Area:	21,373 square feet (without Basement)
Building Area:	24,300 square feet (with Basement)
Density:	30 units per .9412 acres



Heather Stouder
Letter of Intent
BrightStar Assisted Living
6550 Schroeder Road
March 28, 2012

Unit Mix:	
Studio:	18
One Bedroom	6
Two Bedrooms	<u>6</u>
Total	30
Parking Stalls:	
Surface	16
Open Space:	18,210 square feet

Project Schedule and Management:

Construction of this project is planned to begin in August 2012 with completion scheduled for occupancy in late spring, early summer of 2013.

All building operations of the proposed assisted living and memory care community will be professionally managed by experienced personnel retained by the owner. Building management will be responsible for all building services, including building and grounds maintenance and trash removal. The building will be staffed 24 hours per day/7 days per week.

Social and Economic Impact:

Studies completed by the Owner show the development of this community will provide much needed assisted and memory care living for the senior population. The proposed use is most compatible with the adjacent Prairie Park housing development for seniors.

The site is a vacant infill site that can be developed with little or no additional cost for public services. Property tax will be increased and construction will provide employment for local businesses and trades people.

The building will have a very light demand on traffic as residents do not drive and it is anticipated that some staff will use public transportation.

Thank you for reviewing this proposal.

Sincerely,

Lantz-Boggio Architects, P.C.



Glenn Decker
Manager of Development and Construction



Zoning Text: Amended PCD/GDP/SIP
Project Name: BrightStar Assisted Living
Address: 6550 Schroeder Road

Legal Description: The lands subject to this Planned Unit Development shall include those described as Lot 1 on CSM NO. 10528 as shown on Exhibit A and the Site Survey as shown on Exhibit B, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of a 30 unit Assisted Living Community.

B. Permitted Uses:

1. Thirty units of Assisted Living and Memory Care.
2. Uses accessory to the permitted uses listed above.

C. Lot Area: 40,997 square feet or .9412 acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted shall be as shown on approved plans.
2. Maximum building height shall be as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

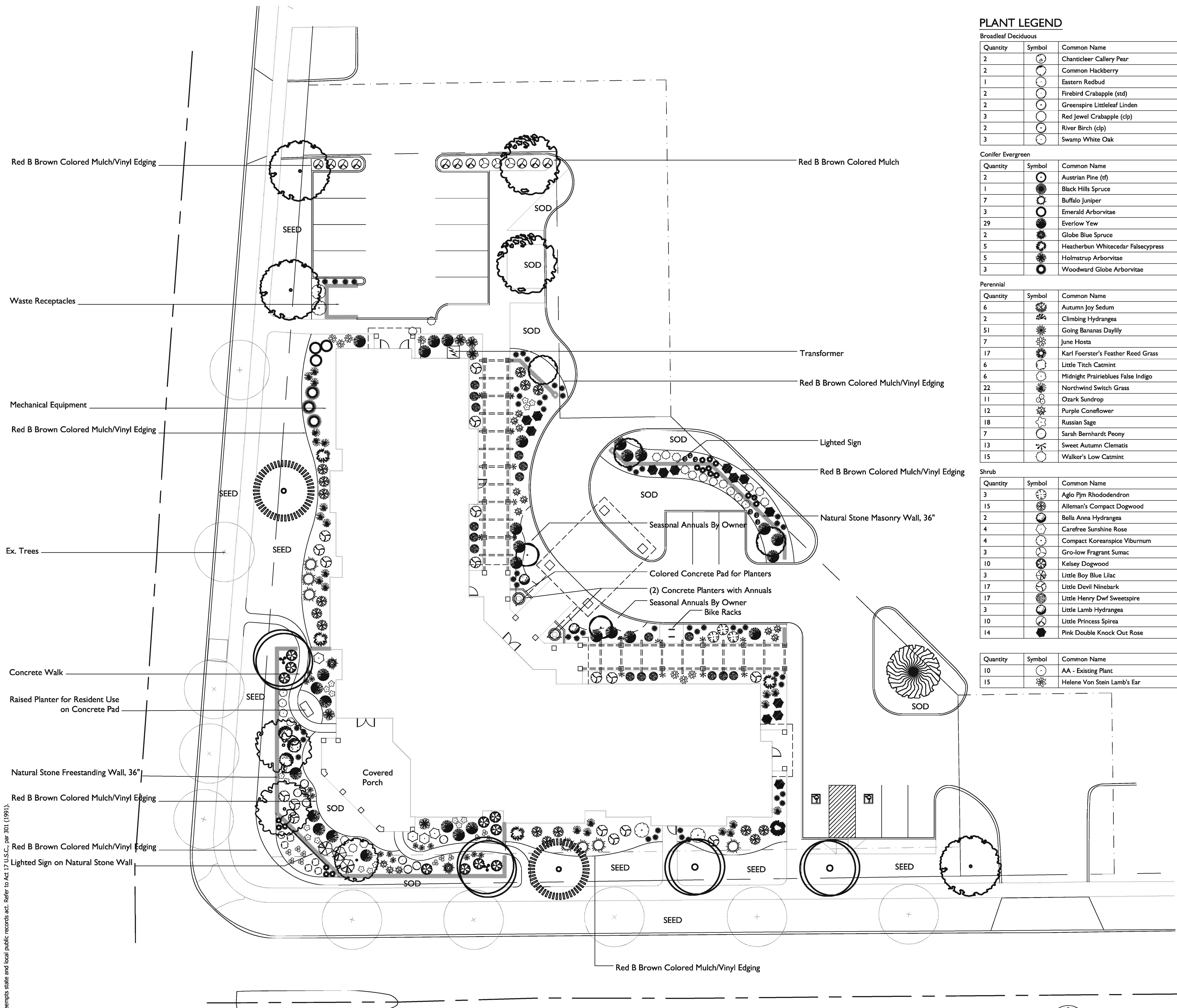
H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be provided as shown on approved plans.

J. Family Definition: The family definition of this PCD-SIP shall be limited to a maximum of two residents per unit.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by The City Plan Commission.

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PLANT LEGEND

Broadleaf Deciduous

Quantity	Symbol	Common Name	Scientific Name	Code Name	Planting Size
2	(Symbol)	Chanticleer Callery Pear	<i>Pyrus Calleryana</i> 'Chanticleer'	CCP	4" B&B
2	(Symbol)	Common Hackberry	<i>Celtis Occidentalis</i>	CHB	3" TS
1	(Symbol)	Eastern Redbud	<i>Cercis Canadensis</i>	ERB	6" B&B
2	(Symbol)	Firebird Crabapple (std)	<i>Malus Sargentii</i> 'Select A' (std)	FCS	3" B&B
2	(Symbol)	Greenspire Littleleaf Linden	<i>Tilia Cordata</i> 'Greenspire'	GSL	3 1/2" TS
3	(Symbol)	Red Jewel Crabapple (clp)	<i>Malus</i> 'Red Jewel' (clp)	RJCC	8" B&B
2	(Symbol)	River Birch (clp)	<i>Betula Nigra</i> (clp)	RBC	8" TS
3	(Symbol)	Swamp White Oak	<i>Quercus Bicolor</i>	SWO	3" TS

Conifer Evergreen

Quantity	Symbol	Common Name	Scientific Name	Code Name	Planting Size
2	(Symbol)	Austrian Pine (tr)	<i>Pinus Nigra</i>	AP	6' B&B
1	(Symbol)	Black Hills Spruce	<i>Picea Glauca</i> Var. <i>Densata</i>	BHS	6' TS
7	(Symbol)	Buffalo Juniper	<i>Juniperus Sabina</i> 'Buffalo'	BJ	#2 CONT.
3	(Symbol)	Emerald Arborvitae	<i>Thuja Occidentalis</i> 'Smaragd'	EA	6' B&B
29	(Symbol)	Everlow Yew	<i>Taxus X Media</i> 'Everlow'	ELY	18" B&B
2	(Symbol)	Globe Blue Spruce	<i>Picea Pungens</i> 'Glauca Globosa'	GBS	24" B&B
5	(Symbol)	Heatherbun Whitecedar Falsecypress	<i>Chamaecyparis Thuyoides</i> 'Heatherbun'	HWF	#5 CONT.
5	(Symbol)	Holmstrup Arborvitae	<i>Thuja Occidentalis</i> 'Holmstrup'	HA	#5 CONT.
3	(Symbol)	Woodward Globe Arborvitae	<i>Thuja Occidentalis</i> 'Woodwardii'	WGA	#2 CONT.

Perennial

Quantity	Symbol	Common Name	Scientific Name	Code Name	Planting Size
6	(Symbol)	Autumn Joy Sedum	<i>Sedum</i> 'Autumn Joy'	AJS	#2 CONT.
2	(Symbol)	Climbing Hydrangea	<i>Hydrangea Anomala</i> Ssp. <i>Petolaris</i>	CGHA	#5 CONT.
51	(Symbol)	Going Bananas Daylily	<i>Hemerocallis</i> 'Going Bananas'	GBD	#1 CONT.
7	(Symbol)	June Hosta	<i>Hosta</i> 'June'	JH	#1 CONT.
17	(Symbol)	Karl Foerster's Feather Reed Grass	<i>Calamagrostis Acutiflora</i> 'Karl Foerster'	KFG	#1 CONT.
6	(Symbol)	Little Titch Catmint	<i>Nepeta Racemosa</i> 'Little Titch'	LTC	#1 CONT.
6	(Symbol)	Midnight Prairieblues False Indigo	<i>Baptisia</i> 'Midnight'	MPF	#1 CONT.
22	(Symbol)	Northwind Switch Grass	<i>Panicum Virgatum</i> 'Northwind'	NSG	#1 CONT.
11	(Symbol)	Ozark Sundrop	<i>Oenothera Missouriensis</i>	OSD	#1 CONT.
12	(Symbol)	Purple Coneflower	<i>Echinacea Purpurea</i> 'Magnus'	PCF	#1 CONT.
18	(Symbol)	Russian Sage	<i>Perovskia Atriplicifolia</i>	RS	#1 CONT.
7	(Symbol)	Sarah Bernhardt Peony	<i>Paeonia</i> 'Sarah Bernhardt'	SBP	#2 CONT.
13	(Symbol)	Sweet Autumn Clematis	<i>Clematis Paniculata</i>	SAC	#1 CONT.
15	(Symbol)	Walker's Low Catmint	<i>Nepeta X Faassenii</i> 'Walker's Low'	WLC	#1 CONT.

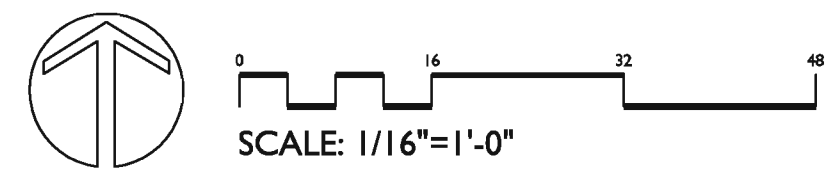
Shrub

Quantity	Symbol	Common Name	Scientific Name	Code Name	Planting Size
3	(Symbol)	Aglo Pim Rhododendron	<i>Rhododendron</i> 'Aglo'	APJM	#3 CONT.
15	(Symbol)	Alleman's Compact Dogwood	<i>Cornus Sericea</i> 'Alleman's Compact'	ACD	#5 CONT.
2	(Symbol)	Bella Anna Hydrangea	<i>Hydrangea Arborescens</i> 'Piha-i'	BAH	#2 CONT.
4	(Symbol)	Carefree Sunshine Rose	<i>Rosa</i> 'Radsun'	CSR	#2 CONT.
4	(Symbol)	Compact Koreanspice Viburnum	<i>Viburnum Carlesii</i> 'Compactum'	CKV	30" B&B
3	(Symbol)	Gro-low Fragrant Sumac	<i>Rhus Aromatica</i> 'Gro-low'	GLS	#3 CONT.
10	(Symbol)	Kelsey Dogwood	<i>Cornus Sericea</i> 'Kelsey'	KD	#5 CONT.
3	(Symbol)	Little Boy Blue Lilac	<i>Syringa Vulgaris</i> 'Wonderblue'	LBFL	#5 CONT.
17	(Symbol)	Little Devil Ninebark	<i>Physocarpus Opulifolius</i> 'Donna May'	LDN	#2 CONT.
17	(Symbol)	Little Henry Dwarf Sweetspire	<i>Itea Virginica</i> 'Sprich'	LHDS	#2 CONT.
3	(Symbol)	Little Lamb Hydrangea	<i>Hydrangea Paniculata</i> 'Little Lamb'	LLH	#5 CONT.
10	(Symbol)	Little Princess Spirea	<i>Spiraea Japonica</i> 'Little Princess'	LPS	#2 CONT.
14	(Symbol)	Pink Double Knock Out Rose	<i>Rosa</i> 'Radtkopinik'	PDKR	#2 CONT.

Quantity	Symbol	Common Name	Scientific Name	Code Name	Planting Size
10	(Symbol)	AA - Existing Plant	AA - Existing Plant	AAEXIST	
15	(Symbol)	Helene Von Stein Lamb's Ear	<i>Stachys byzantina</i> 'Helene Von Stein'	HVS	#1 CONT.

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- F) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.



Lantz-Boggio Architects, P.C.
 5650 DTC Pkwy. | Suite 200 | Englewood | CO 80111
 Ph: 303.773.0436 | Fax: 303.773.8709

BrightStar Assisted Living
 Madison | Wisconsin

Owner:
 BRIGHTSTAR GROUP HOLDINGS
 1125 TRI-STATE PARKWAY, SUITE 700
 GURNEE, IL 60031
 P: 847.693.2007
 JAYSON PEARL

Structural Engineer:
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 7000 EAST BELLEVUE AVENUE
 ENGLEWOOD, CO 80111
 P: 303.839.1963
 STEVE JIRSA

Electrical Engineer:
 JCAA CONSULTING ENGINEERS LLC
 13772 DENVER WEST PARKWAY, SUITE 200
 LAKEWOOD, CO 80401
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 F: 303.987.2304
 JERRY ALBER

Mechanical/Plumbing Engineer:
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 LAKEWOOD, CO 80228
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 JEFF GIVEN

Civil Engineer:
 LYNCH & ASSOCIATES
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 TIMOTHY LYNCH

Landscape Architect:
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 P.O. BOX 620330
 MIDDLETON, WI 53562
 P: 608.836.7041
 DANA PETT

Issued For:

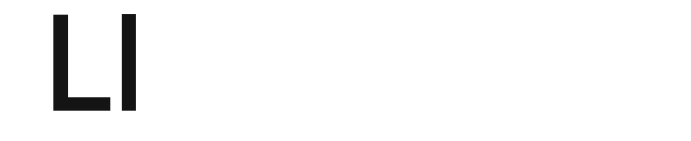
Item	Date	Description
1.	04.04.2012	Planning Department Submittal

Seal:

Key Plan:

Landscape Plan

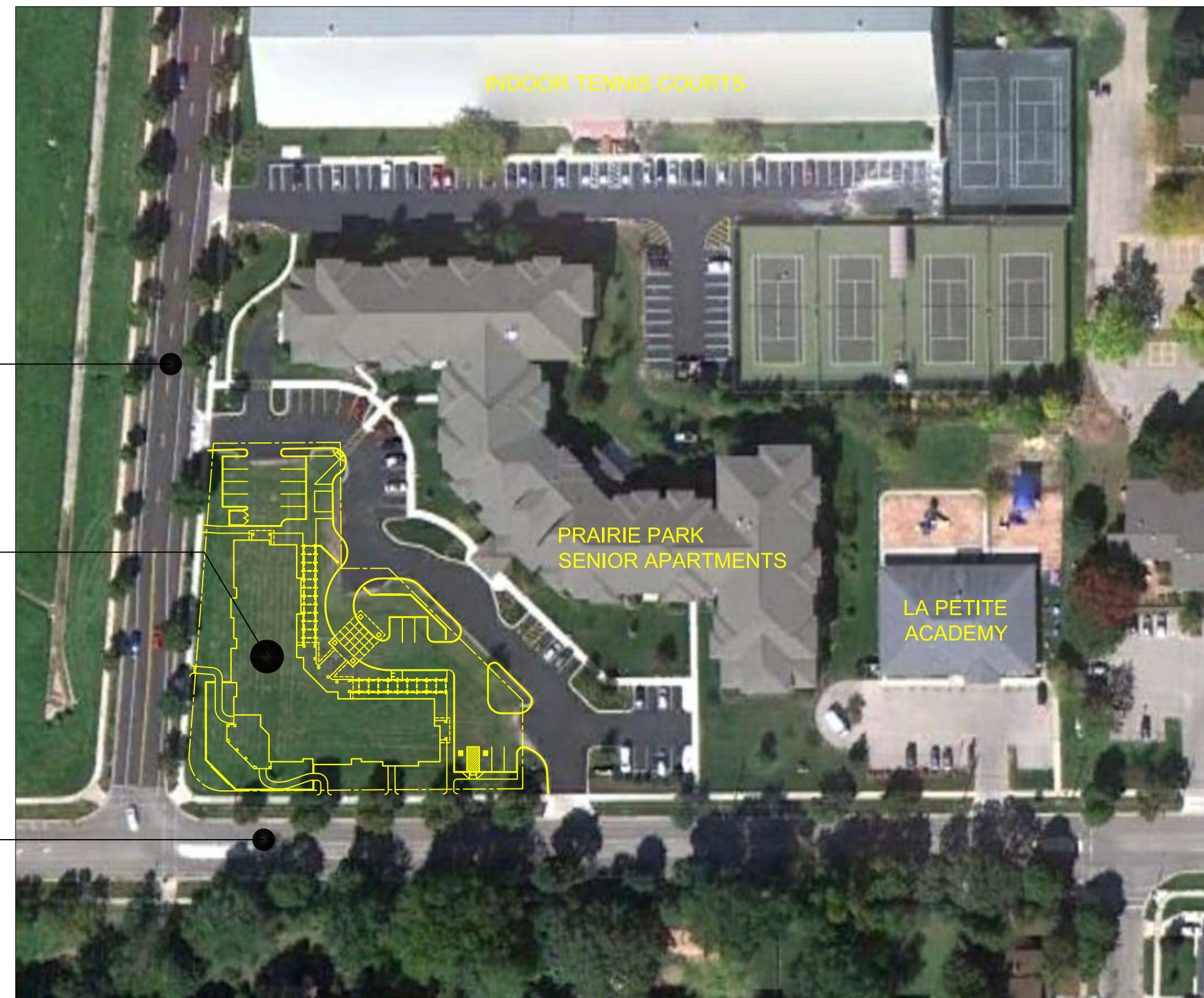
LBA Project Number: 2011.46
 Date: APRIL 4, 2012



BRIGHTSTAR ASSISTED LIVING

MADISON, WISCONSIN

APRIL 11, 2012 - URBAN DESIGN COMMISSION SUBMITTAL

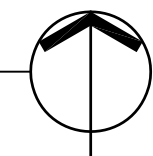


STRUCK STREET

SITE LOCATION
6550 Schroeder Road
Madison, Wisconsin 53711

SCHROEDER ROAD

SITE PLAN
SCALE: NOT TO SCALE



OWNER:

BrightStar Group Holdings
1125 Tri-State Parkway, Suite 700
Gurnee, IL 60031
Ph: (847) 693.2007
Jayson Pearl

CONSULTANTS:

ARCHITECT:

Lantz-Boggio Architects, P.C.
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Ph: (303) 773.0436
Fax: (303) 773.8709
Jeff Shera

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Fax: (303) 716.1272
Jeff Given

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Steve Jirsa

CIVIL ENGINEER:

Lynch & Associates
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Timothy Lynch

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Fax: (303) 987.2304
Jerry Alber

LANDSCAPE ARCHITECT:

The Bruce Company
2830 Parmenter Street
P.O. Box 620330
Middleton, WI 53562
Ph: (303) 836.7041
Dana Petit

SHEET INDEX

GENERAL:

G-000 COVER SHEET, DESIGN TEAM, SHEET INDEX, GENERAL NOTES, SYMBOLS LEGEND, APPLICABLE CODES, PROJECT SCOPE, VICINITY MAP

CIVIL:

C7 GRADING AND EROSION PLAN

LANDSCAPE:

L1 LANDSCAPE PLAN

ARCHITECTURAL:

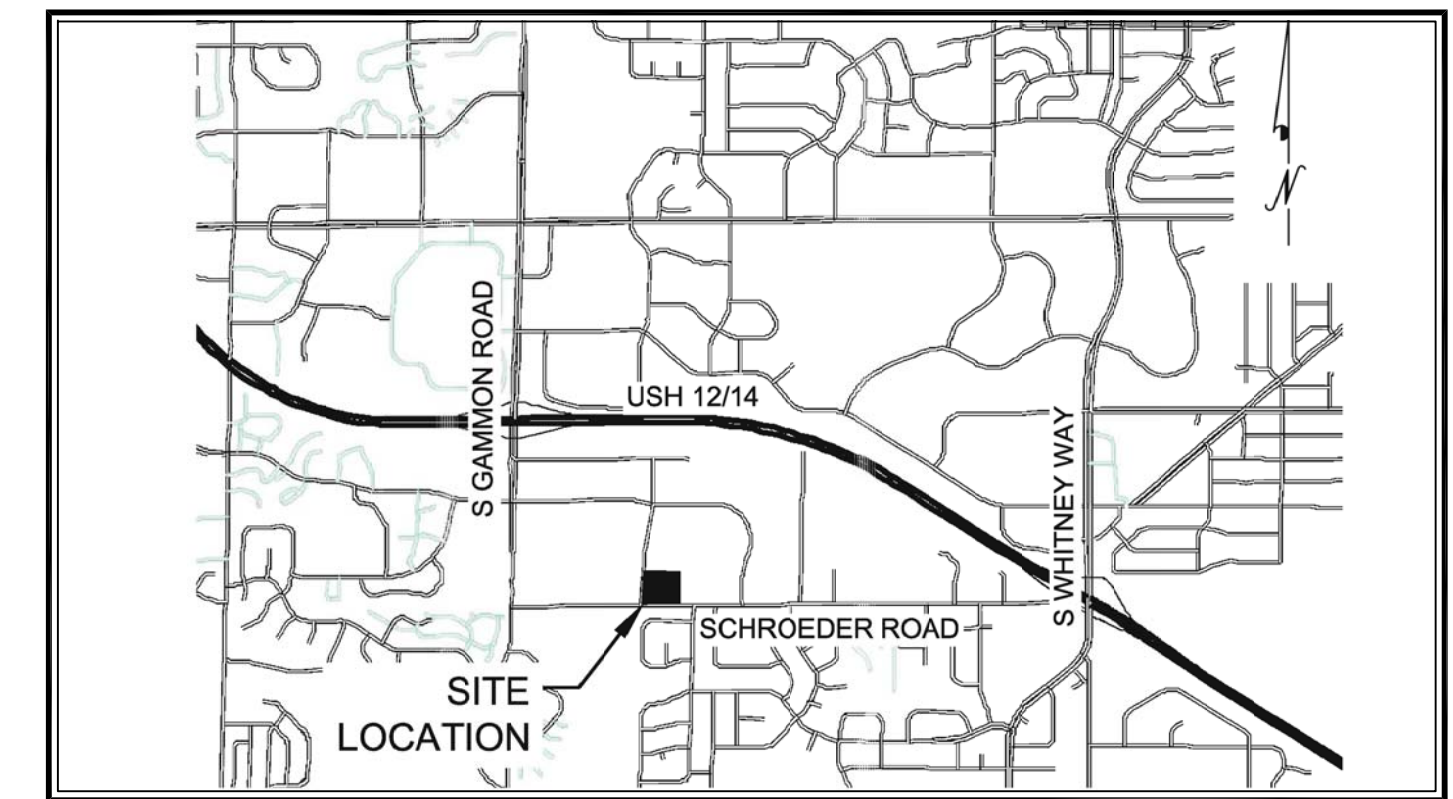
A-401 EXTERIOR ELEVATIONS

A-402 CONTEXTUAL PHOTOGRAPHS

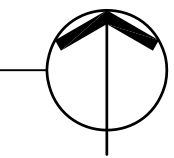
ELECTRICAL:

E-1 SITE LIGHTING PHOTOMETRIC PLAN AND DETAIL

E-2 LUMINAIRE SPECIFICATIONS



LOCATER MAP
SCALE: NOT TO SCALE



DWELLING UNIT DATA

	STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
1ST FLOOR	9	3	4	16
2ND FLOOR	8	4	2	14
TOTAL	17	7	6	30


PROJECT DATA

SITE AREA:	0.9412 ACRES
BUILDING AREA:	BASEMENT: 2,905 S.F.
	1ST FLOOR: 11,746 S.F.
	2ND FLOOR: 9,627 S.F.
	TOTAL: 24,278 S.F.
PARKING PROVIDED:	14 STANDARD AND 2 HANDICAP SPACES
BICYCLE PARKING:	2 SPACES

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GREENBRIAR® WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378)



HOUSING - The aluminum housing is available in two sizes and is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" optional or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting position (ideal for damp locations) or downlighting position (listed for wet locations).

DOOR FRAME - The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door springs open and is held in place by a retainer.

LENS/GASKET - A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available on most Compact Fluorescent fixtures.

BALLAST/ELECTRICAL COMPONENTS - Electrical components are factory-mounted in housing and provided with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high power factor ballasts rated for 20°F starting. Compact Fluorescent fixtures are Electronic Universal Voltage (120-277V 50/60 Hz) or 24V (60 Hz), 0°F starting. Compact Fluorescent fixtures with UE (Universal Electronic) ballasts are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of 60 (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 volt for U.S. applications for 26 watt through 70 watt lamps. Consult factory for available wattages and voltages for use in Canada.

SOCKETS - HID lampholders are glazed porcelain, medium bases for the small fixture and mogul base for the medium fixture. 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced, Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. Lamps supplied as standard - HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K).

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen (lamps) are available on both Compact Fluorescent and HID units.

REFLECTORS/DISTRIBUTION PATTERNS - Forward Throw (FT), Type III (3) reflectors are available on small and medium. Wall Wash (WW) reflectors are also available on small. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

FINISHES - Each fixture is finished with LSI's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHTS - Greenbriar Wall Sconce

Fixture	Set Weight (lbs)	Length (inches)	Width (inches)	Height (inches)
SMALL	11.52	24.00	10.63	13.38
MEDIUM	15.12	24.00	13.38	16.13

ARRA Factory Certified

Project Name: _____ Fixture Type: _____ 12/00/11
 Catalog # _____ © 2012 LSI INDUSTRIES INC.

3 LUMINAIRE TYPES "CC" & "EE"

8" HORIZONTAL FLUORESCENT - CROSS BAFFLE 208HCFL

PRODUCT HIGHLIGHTS

- Premium quality open reflector with a vertical cross baffle.
- 050" spun aluminum reflector available in low-intensity Alzak® or painted finishes. White self-vent flange.
- Horizontal orientation provides medium beam spread for even illumination and optimum cutoff.
- Computer-aided design optimizes visual comfort, efficiency and distribution.

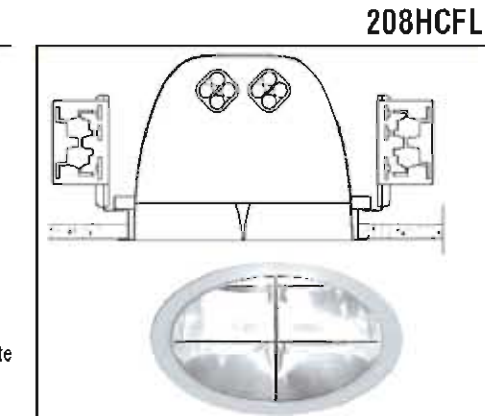
ELECTRICAL - Ballasts are Class P solid state electronic, universal voltage (120 thru 277V) with end-of-life shutdown protection.

MOUNTING - Minimized overall housing dimensions simplify installation and access to junction box. Butterfly brackets accept 27" or 32" C-Channel, rail bars or EMT conduit. Accommodates ceilings up to 2" thick.

CONSTRUCTION - Frame-in housing constructed of galvanized heavy gauge steel with adjustable yoke to retain reflector. Socket housing made of die formed galvanized steel.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTINGS - UL listed to U.S. and Canadian safety standards. Non-IC rated. Suitable for damp locations. Listed for use with live wiring. IBEW Union made in the U.S.A.



DIMENSIONS ROUGH IN: 8-1/2" (216mm)

CANOPY POWER DISTRIBUTION

COEFFICIENT OF UTILIZATION

Room	Room Index	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
0.5	0.5	0.85	0.86	0.87	0.88	0.89	0.90	0.91	0.92	0.93	0.94	0.95	0.96	0.97	0.98	0.99	1.00

ARRA Factory Certified

Project Name: _____ Fixture Type: _____ 12/00/11
 Catalog # _____ © 2012 LSI INDUSTRIES INC.

4 LUMINAIRE TYPE "DD"

GREENBRIAR® - SMALL LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: GB 5 175 PSMV F MT BRZ PCR

Luminaire Profile	Reflector	Lamp Voltage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
GB	2 - Type I Vertical Bar 3 - Type II Vertical Bar PT - Power Top Horizontal Bar 5 - Type III Vertical Bar	120 120 120 120	PSMV - Pulse-Start Metal Halide 175 - 175 Watt DMH - Ceramic Metal Halide 175 - 175 Watt MH - Metal Halide 175 - 175 Watt HPS - High Pressure Sodium 175 - 175 Watt	F - Flat Clear Tempered Glass TT - Tinted Glass	120 120 120 120	BRZ - Bronze BLK - Black PLT - Platinum Plus WH - White SVP - Satin Verde Green SPT - Graphite MSY - Metallic Silver	RF - Photometric Control Resistor LL - Linc Lamp

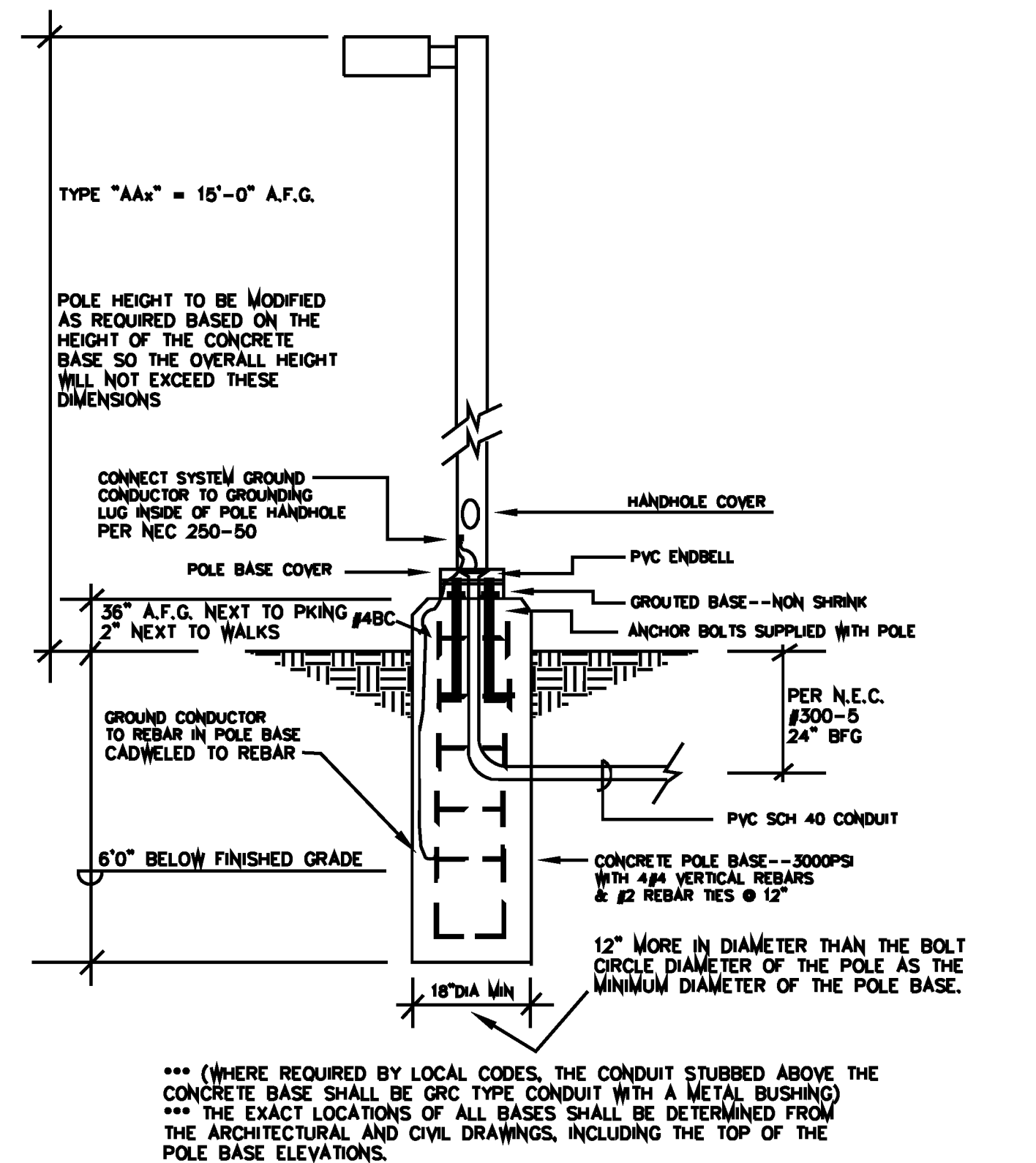
FOOTNOTES:

- Available in CMH, MH, or PPS light source only.
- All lamps have a minimum lamp rating. Approximate Horizontal Bar (H) which has a negligible weight. Photocell must be ordered separately - see Accessories.
- PCB fixture is drilled and gasketed for highest voltage. Alternate voltage will require lead-in wiring. Photocell must be ordered separately - see Accessories.

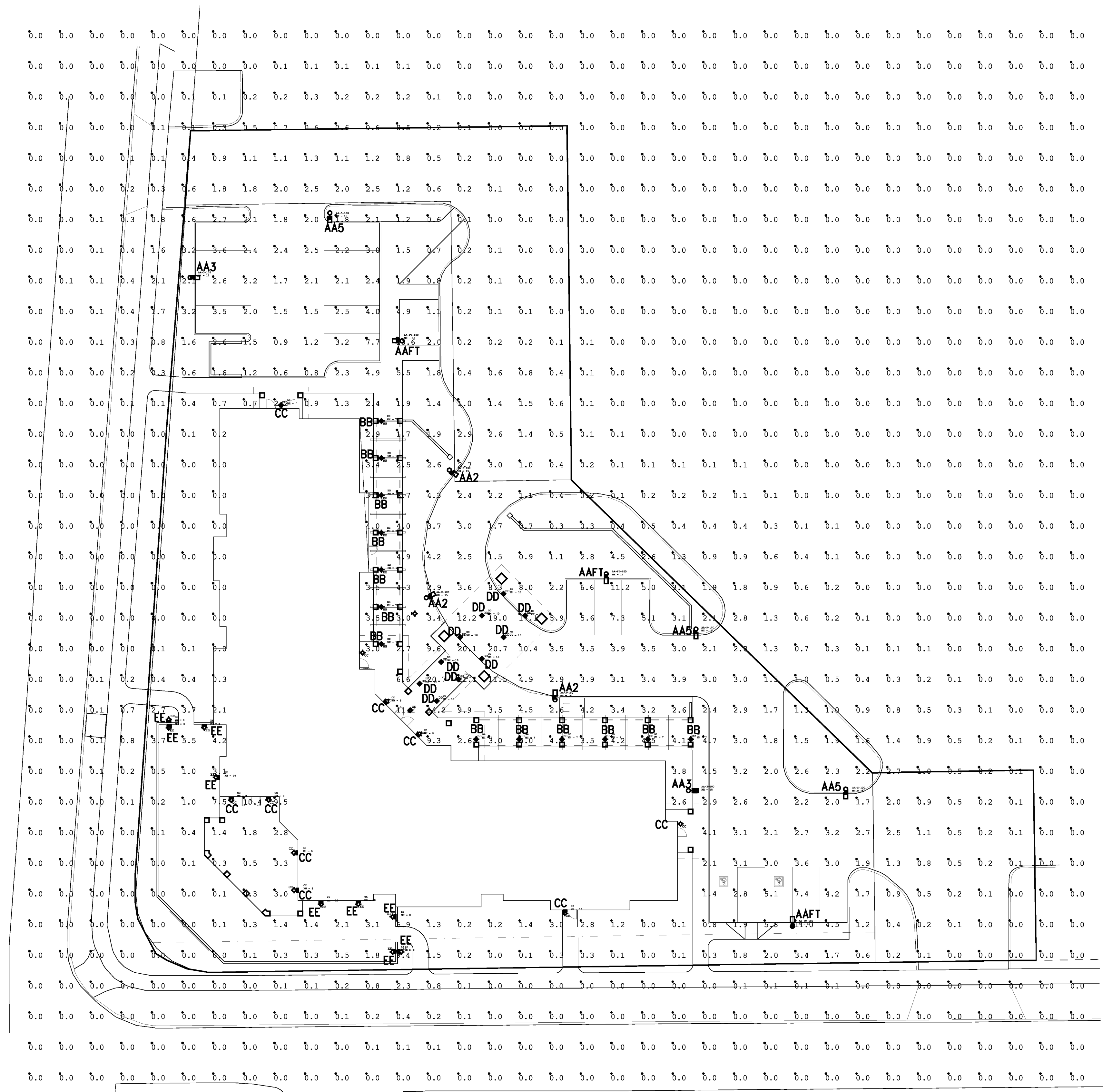
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
PC 010 - Photocell	12010	0500 - Single Frame	05000
PC 015 - Photocell	12015	0501 - Single Frame	05010
PC 020 - Photocell	12020	0502 - Single Frame	05020
PC 025 - Photocell	12025	0503 - Single Frame	05030
PC 030 - Photocell	12030	0504 - Single Frame	05040
PC 035 - Photocell	12035	0505 - Single Frame	05050
PC 040 - Photocell	12040	0506 - Single Frame	05060
PC 045 - Photocell	12045	0507 - Single Frame	05070
PC 050 - Photocell	12050	0508 - Single Frame	05080
PC 055 - Photocell	12055	0509 - Single Frame	05090
PC 060 - Photocell	12060	0510 - Single Frame	05100
PC 065 - Photocell	12065	0511 - Single Frame	05110
PC 070 - Photocell	12070	0512 - Single Frame	05120
PC 075 - Photocell	12075	0513 - Single Frame	05130
PC 080 - Photocell	12080	0514 - Single Frame	05140
PC 085 - Photocell	12085	0515 - Single Frame	05150
PC 090 - Photocell	12090	0516 - Single Frame	05160
PC 095 - Photocell	12095	0517 - Single Frame	05170
PC 100 - Photocell	12100	0518 - Single Frame	05180
PC 105 - Photocell	12105	0519 - Single Frame	05190
PC 110 - Photocell	12110	0520 - Single Frame	05200
PC 115 - Photocell	12115	0521 - Single Frame	05210
PC 120 - Photocell	12120	0522 - Single Frame	05220
PC 125 - Photocell	12125	0523 - Single Frame	05230
PC 130 - Photocell	12130	0524 - Single Frame	05240
PC 135 - Photocell	12135	0525 - Single Frame	05250
PC 140 - Photocell	12140	0526 - Single Frame	05260
PC 145 - Photocell	12145	0527 - Single Frame	05270
PC 150 - Photocell	12150	0528 - Single Frame	05280
PC 155 - Photocell	12155	0529 - Single Frame	05290
PC 160 - Photocell	12160	0530 - Single Frame	05300
PC 165 - Photocell	12165	0531 - Single Frame	05310
PC 170 - Photocell	12170	0532 - Single Frame	05320
PC 175 - Photocell	12175	0533 - Single Frame	05330
PC 180 - Photocell	12180	0534 - Single Frame	05340
PC 185 - Photocell	12185	0535 - Single Frame	05350
PC 190 - Photocell	12190	0536 - Single Frame	05360
PC 195 - Photocell	12195	0537 - Single Frame	05370
PC 200 - Photocell	12200	0538 - Single Frame	05380
PC 205 - Photocell	12205	0539 - Single Frame	05390
PC 210 - Photocell	12210	0540 - Single Frame	05400
PC 215 - Photocell	12215	0541 - Single Frame	05410
PC 220 - Photocell	12220	0542 - Single Frame	05420
PC 225 - Photocell	12225	0543 - Single Frame	05430
PC 230 - Photocell	12230	0544 - Single Frame	05440
PC 235 - Photocell	12235	0545 - Single Frame	05450
PC 240 - Photocell	12240	0546 - Single Frame	05460
PC 245 - Photocell	12245	0547 - Single Frame	05470
PC 250 - Photocell	12250	0548 - Single Frame	05480
PC 255 - Photocell	12255	0549 - Single Frame	05490
PC 260 - Photocell	12260	0550 - Single Frame	05500
PC 265 - Photocell	12265	0551 - Single Frame	05510
PC 270 - Photocell	12270	0552 - Single Frame	05520
PC 275 - Photocell	12275	0553 - Single Frame	05530
PC 280 - Photocell	12280	0554 - Single Frame	05540
PC 285 - Photocell	12285	0555 - Single Frame	05550
PC 290 - Photocell	12290	0556 - Single Frame	05560
PC 295 - Photocell	12295	0557 - Single Frame	05570
PC 300 - Photocell	12300	0558 - Single Frame	05580
PC 305 - Photocell	12305	0559 - Single Frame	05590
PC 310 - Photocell	12310	0560 - Single Frame	05600
PC 315 - Photocell	12315	0561 - Single Frame	05610
PC 320 - Photocell	12320	0562 - Single Frame	05620
PC 325 - Photocell	12325	0563 - Single Frame	05630
PC 330 - Photocell	12330	0564 - Single Frame	05640
PC 335 - Photocell	12335	0565 - Single Frame	05650
PC 340 - Photocell	12340	0566 - Single Frame	05660
PC 345 - Photocell	12345	0567 - Single Frame	05670
PC 350 - Photocell	12350	0568 - Single Frame	05680
PC 355 - Photocell	12355	0569 - Single Frame	05690
PC 360 - Photocell	12360	0570 - Single Frame	05700
PC 365 - Photocell	12365	0571 - Single Frame	05710
PC 370 - Photocell	12370	0572 - Single Frame	05720
PC 375 - Photocell	12375	0573 - Single Frame	05730
PC 380 - Photocell	12380	0574 - Single Frame	05740
PC 385 - Photocell	12385	0575 - Single Frame	05750
PC 390 - Photocell	12390	0576 - Single Frame	05760
PC 395 - Photocell	12395	0577 - Single Frame	05770
PC 400 - Photocell	12400	0578 - Single Frame	05780
PC 405 - Photocell	12405	0579 - Single Frame	05790
PC 410 - Photocell	12410	0580 - Single Frame	05800
PC 415 - Photocell	12415	0581 - Single Frame	05810
PC 420 - Photocell	12420	0582 - Single Frame	05820
PC 425 - Photocell	12425	0583 - Single Frame	05830
PC 430 - Photocell	12430	0584 - Single Frame	05840
PC 435 - Photocell	12435	0585 - Single Frame	05850
PC 440 - Photocell	12440	0586 - Single Frame	05860
PC 445 - Photocell	12445	0587 - Single Frame	05870
PC 450 - Photocell	12450	0588 - Single Frame	05880
PC 455 - Photocell	12455	0589 - Single Frame	05890
PC 460 - Photocell	12460	0590 - Single Frame	05900
PC 465 - Photocell	12465	0591 - Single Frame	05910
PC 470 - Photocell	12470	0592 - Single Frame	05920
PC 475 - Photocell	12475	0593 - Single Frame	05930
PC 480 - Photocell	12480	0594 - Single Frame	05940
PC 485 - Photocell	12485	0595 - Single Frame	05950
PC 490 - Photocell	12490	0596 - Single Frame	05960
PC 495 - Photocell	12495	0597 - Single Frame	05970
PC 500 - Photocell	12500	0598 - Single Frame	05980
PC 505 - Photocell	12505	0599 - Single Frame	05990
PC 510 - Photocell	12510	0600 - Single Frame	06000
PC 515 - Photocell	12515	0601 - Single Frame	06010
PC 520 - Photocell	12520	0602 - Single Frame	06020
PC 525 - Photocell	12525	0603 - Single Frame	06030
PC 530 - Photocell	12530	0604 - Single Frame	06040
PC 535 - Photocell	12535	0605 - Single Frame	06050
PC 540 - Photocell	12540	0606 - Single Frame	06060
PC 545 - Photocell	12545	0607 - Single Frame	06070
PC 550 - Photocell	12550	0608 - Single Frame	06080
PC 555 - Photocell	12555	0609 - Single Frame	06090
PC 560 - Photocell	12560	0610 - Single Frame	06100
PC 565 - Photocell	12565	0611 - Single Frame	06110
PC 570 - Photocell	12570	0612 - Single Frame	06120
PC 575 - Photocell	12575	0613 - Single Frame	06130
PC 580 - Photocell	12580	0614 - Single Frame	06140
PC 585 - Photocell	12585	0615 - Single Frame	06150
PC 590 - Photocell	12590	0616 - Single Frame	06160
PC 595 - Photocell	12595	0617 - Single Frame	06170
PC 600 - Photocell	12600	0618 - Single Frame	06180
PC 605 - Photocell	12605	0619 - Single Frame	06190
PC 610 - Photocell	12610	0620 - Single Frame	06200
PC 615 - Photocell	12615	0621 - Single Frame	06210
PC 620 - Photocell	12620	0622 - Single Frame	06220
PC 625 - Photocell	12625	0623 - Single Frame	06230
PC 630 - Photocell	12630	0624 - Single Frame	06240
PC 635 - Photocell	12635	0625 - Single Frame	06250
PC 640 - Photocell	12640	0626 - Single Frame	06260
PC 645 - Photocell	12645	0627 - Single Frame	06270
PC 650 - Photocell	12650	0628 - Single Frame	06280
PC 655 - Photocell	12655	0629 - Single Frame	06290
PC 660 - Photocell	12660	0630 - Single Frame	06300
PC 665 - Photocell	12665	0631 - Single Frame	06310
PC 670 - Photocell	12670	0632 - Single Frame	06320
PC 675 - Photocell	12675	0633 - Single Frame	06330
PC 680 - Photocell	12680	0634 - Single Frame	06340
PC 685 - Photocell	12685	0635 - Single Frame	06350
PC 690 - Photocell	12690	0636 - Single Frame	06360
PC 695 - Photocell	12695	0637 - Single Frame	06370
PC 700 - Photocell	12700	0638 - Single Frame	06380
PC 705 - Photocell	12705	0639 - Single Frame	06390
PC 710 - Photocell	12710	0640 - Single Frame	06400
PC 715 - Photocell	12715	0641 - Single Frame	06410
PC 720 - Photocell	12720	0642 - Single Frame	06420
PC 725 - Photocell	12725	0643 - Single Frame	06430
PC 730 - Photocell	12730	0644 - Single Frame	06440
PC 735 - Photocell	12735	0645 - Single Frame	06450
PC 740 - Photocell	12740	0646 - Single Frame	06460
PC 745 - Photocell	12745	0647 - Single Frame	06470
PC 750 - Photocell	12750	0648 - Single Frame	06480
PC 755 - Photocell	12755	0649 - Single Frame	06490
PC 760 - Photocell	12760	0650 - Single Frame	06500
PC 765 - Photocell	12765	0651 - Single Frame	06510
PC 770 - Photocell	12770	0652 - Single Frame	06520
PC 775 - Photocell	12775	0653 - Single Frame	06530
PC 780 - Photocell	12780	0654 - Single Frame	06540
PC 785 - Photocell	12785	0655 - Single Frame	06550
PC 790 - Photocell	12790	0656 - Single Frame	06560
PC 795 - Photocell	12795	0657 - Single Frame	06570
PC 800 - Photocell	12800	0658 - Single Frame	06580
PC 805 - Photocell</			

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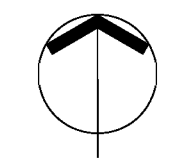
2 POLE BASE DETAIL (TYPES "AA" ONLY)
 (CONTRACTOR HAS THE OPTION TO USE PRE-CAST CONCRETE BASES)



StatArea
 Illuminance (Fc)
 Average = 2.44
 Maximum = 21.1
 Minimum = 0.0
 Avg/Min Ratio = 0.00
 Max/Min Ratio = 0.00

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
H	3	AA-2-100	SINGLE	9500	1.000	GB-2-100-CMH-F
H	2	AA-3-100	SINGLE	9500	1.000	GB-3-100-CMH-F
H	3	AA-3-100	SINGLE	9500	1.000	GB-4-100-CMH-F
H	3	AA-FT-100	SINGLE	9500	1.000	GB-FT-100-CMH-F
O	13	BB	SINGLE	1710	1.000	EGOS-BEB-26-CFL-W
O	9	CC	SINGLE	3420	1.000	GBWS-FTW-26-CFL2-F
O	10	DD	SINGLE	3600	1.000	ZORICI-CFL-2-26-CFL-CB
H	9	EE	SINGLE	1710	1.000	GBWS-FTW-26-CFL-F

1 ELECTRICAL SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"



Owner:
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 P: 608.836.7041
 DANA PETIT

Issued For:

Item	Date	Description
1.	04.04.2012	Planning Department Submittal

Seal:

Key Plan:

LBA Project Number: 2011.46
 Date: APRIL 4, 2012

SITE LIGHTING PHOTOMETRIC PLAN AND DETAIL

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 511 (1991), which preempts state and local public records act. Refer to Act 17 U.S.C. § 301 (1991).

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 Madison | Wisconsin

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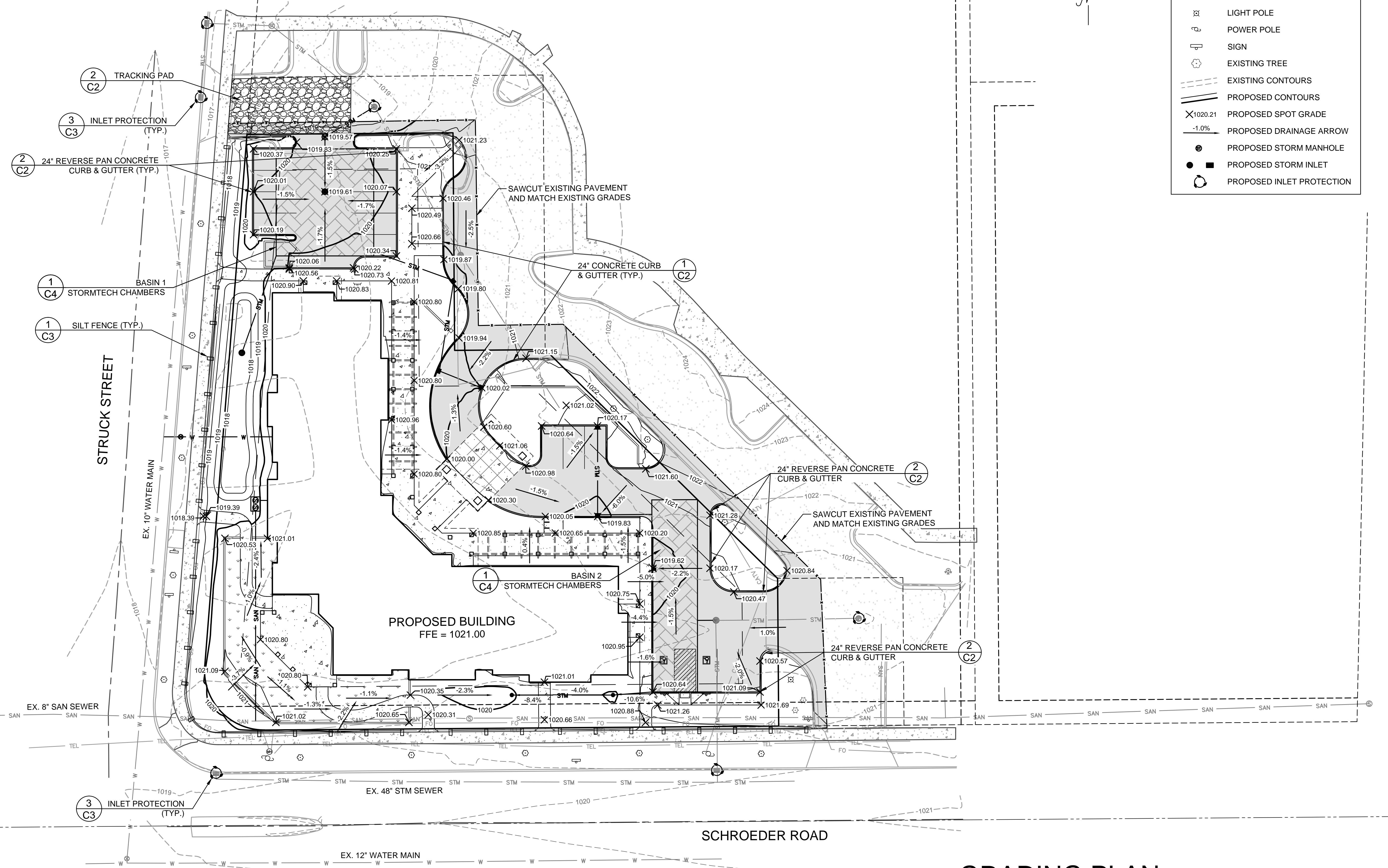
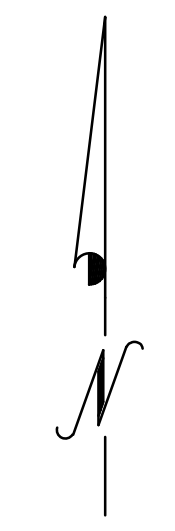
Seal:

Key Plan:

LBA Project Number: 2011.46
 Date: APRIL 4, 2012

C7

- LEGEND**
- ⊙ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING STORM MANHOLE
 - EXISTING STORM INLET
 - EXISTING STORM FIELD INLET
 - ⊗ EXISTING WATER VALVE
 - FO — EXISTING FIBER OPTIC LINE
 - TEL — EXISTING TELEPHONE LINE
 - CATV — EXISTING CABLE TV LINE
 - ⊠ LIGHT POLE
 - ⊡ POWER POLE
 - ⊓ SIGN
 - ⊕ EXISTING TREE
 - - - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - X 1020.21 PROPOSED SPOT GRADE
 - 1.0% PROPOSED DRAINAGE ARROW
 - ⊕ PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - ⊕ PROPOSED INLET PROTECTION



GRADING PLAN
 SCALE: 1" = 20'

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 DANA PETIT

Issued For:

Item	Date	Description
1.	04.04.2012	Madison Planning Department Sub.
2.	04.11.2012	Urban Design Commission Sub.

Seal:

Key Plan:

LBA Project Number: 2011.46
 Date: APRIL 11, 2012

CONTEXTUAL
PHOTOGRAPHS

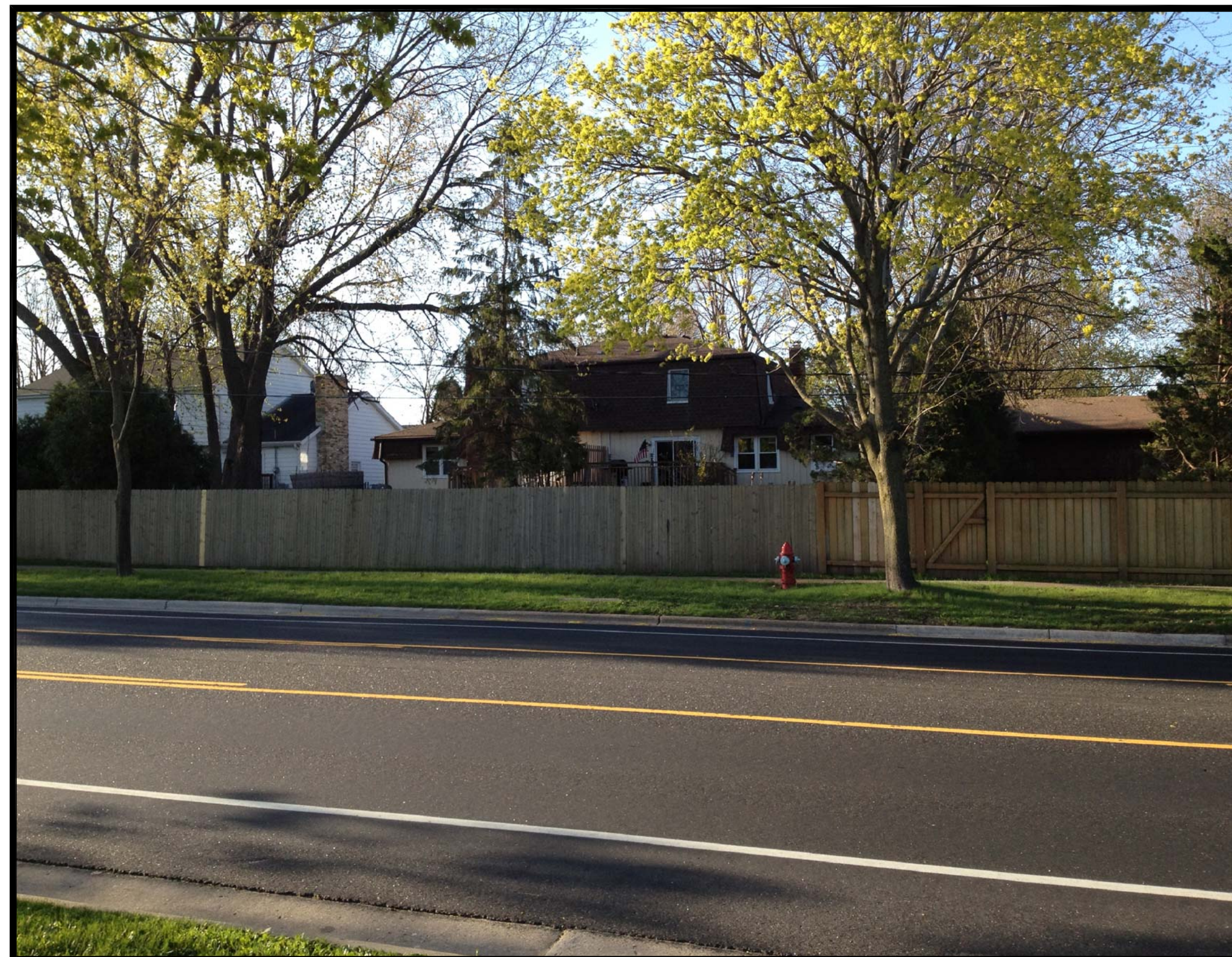
A-402



1 EXISTING PRAIRIE PARK SENIOR APARTMENTS NORTH-EAST OF SITE
 SCALE: NOT TO SCALE



2 EXISTING LA PETITE ACADEMY EAST OF SITE
 SCALE: NOT TO SCALE



3 EXISTING RESIDENTIAL HOMES SOUTH OF SITE
 SCALE: NOT TO SCALE



4 EXISTING APARTMENT COMPLEX WEST OF SITE
 SCALE: NOT TO SCALE



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2.	04.11.2012	Urban Design Commission Sub.

Seat:

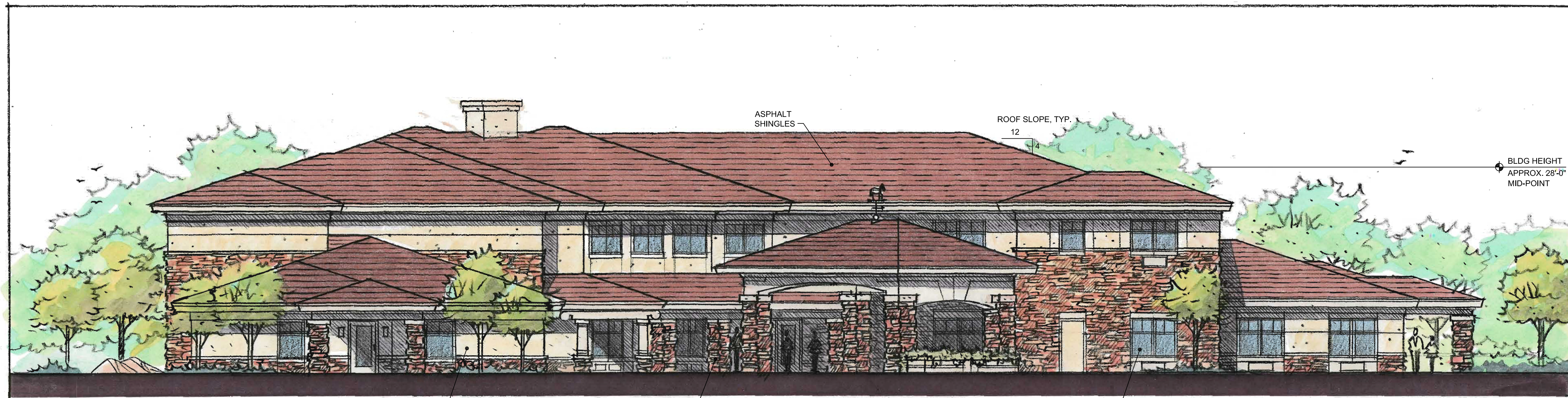
Key Plan:

LBA Project Number: 2011.46

Date: APRIL 11, 2012

**EXTERIOR
ELEVATIONS**

A-401



PORTE COCHERE BUILDING ELEVATION

1/8" = 1'-0" 10 APRIL 2012



SCHROEDER SIDE BUILDING ELEVATION

1/8" = 1'-0" 10 APRIL 2012



STRUCK SIDE BUILDING ELEVATION

1/8" = 1'-0" 10 APRIL 2012

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